

CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, February 23, 2022

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Seth Gilchrist
Tom Stevenson
Michael Morneault

Staff:

Brendan Conboy, City Land-Use Planner
Erika Castro Guzman, City Associate Planner

Excused:

Ross Henry

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. Five audience members attended by teleconference.

DISCUSSION ITEMS

1. Possible (DC) Downtown Core Commercial District

Land-use Planner Conboy proposed a hybrid version of a code example for a possible downtown core commercial district. He stated that currently, there is no differential between the downtown core commercial and the surrounding commercial zone.

The Planning Commission generally agreed to have Land-use Planner Conboy draft criteria for a downtown commercial core district.

2. Edits to WSMC Title 19 Administration of Land Development Regulations

Land-use Planner Conboy presented the edits to WSMC Title 19 Administration of Land Development Regulations to the Planning Commission. The proposed updates included WSMC 19.10.040 and WSMC 19.10.230.

The Planning Commission generally agreed to have Land-use Planner Conboy move forward with adding criteria to streamline WSMC Title 19 for more involvement on proposed projects, primarily participation of the Planning Commission.

3. Edits to WSMC Ch. 17.81 Site and Building Plan Review

Land-use Planner Conboy presented the edits to WSMC Ch. 17.81 Site and Building Plan Review and its reference specifically to the proposed updates to WSMC 19.10.040 and WSMC 19.10.230. Land-use Conboy stated that this change would clarify staff, planning commission, and city council duties and procedures.

The Planning Commission generally agreed to have Land-use Planner Conboy move forward with drafting criteria for WSMC Ch. 17.81 Site and Building Plan Review to match proposed updates of WSMC Title 19.

4. **Edits to WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Developments**

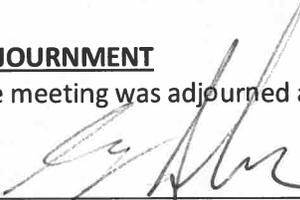
Land-use Planner Conboy presented the edits to WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Development to the Planning Commission. He stated that staff proposed minor changes to WSMC 17.75.030, 17.75.040, 17.75.050, and 17.75.060. He said the changes would appropriately raise the income threshold from sixty to eighty percent of the Klickitat county median income, clarify the HOA role, and delay developers from investing in building design early on in the project's preliminary stages.

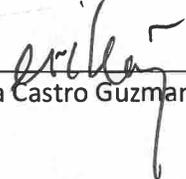
The Planning Commission generally agreed to have Land-use Planner Conboy review WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Development to encourage developers to invest in modern, residential green space designs.

The Planning Commission thanked the audience for their attendance and encouraged them to attend the upcoming workshops.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.



Greg Hohensee, Chairman

Erika Castro Guzman, Associate Planner